094.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	655,500 / 655,500
					USE VALUE:	655,500 / 655,500
					ASSESSED:	655,500 / 655,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARTER ROBERT G	
Owner 2:		
Owner 3:		
Street 1:	143 FOREST STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1589 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4617.000	258,900	5,600	391,000	655,500
Total Card	0.106	258,900	5,600	391,000	655,500
Total Parcel	0.106	258,900	5,600	391,000	655,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.47 | /Parcel: 412.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,900	5600	4,617.	391,000	655,500		Year end	12/23/2021
2021	101	FV	251,100	5600	4,617.	391,000	647,700		Year End Roll	12/10/2020
2020	101	FV	251,100	5600	4,617.	391,000	647,700	647,700	Year End Roll	12/18/2019
2019	101	FV	201,500	5600	4,617.	396,500	603,600	603,600	Year End Roll	1/3/2019
2018	101	FV	207,700	4900	4,617.	296,000	508,600	508,600	Year End Roll	12/20/2017
2017	101	FV	207,700	4900	4,617.	268,100	480,700	480,700	Year End Roll	1/3/2017
2016	101	FV	207,700	4900	4,617.	256,900	469,500	469,500	Year End	1/4/2016
2015	101	FV	195,900	4900	4,617.	217,800	418,600	418,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7712

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20150-528		10/1/1989		190,000	No	No		Judith M Paradis-DOD: 4/28/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2009	906	New Wind	3,700					

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2021	OWNR INFO	JO	Jenny O
10/20/2018	Inspected	BS	Barbara S
9/7/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Meas/Inspect	294	PATRIOT
4/20/2000	Inspected	263	PATRIOT
2/4/2000	Mailer Sent		
2/4/2000	Measured	197	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4617		Sq. Ft.	Site		0	70.	1.21	5									390,956						391,000	

PRINT

Date	Time
12/30/21	06:02:52

LAST REV

Date	Time
04/30/21	08:39:19
jorourke	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 61391
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

!7712!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	61391
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.10599	Total SF/SM:	4617	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	390,956	Spl Credit		Total:	391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	177.255
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375240
Depreciation:	116324
Depreciated Total:	258915

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

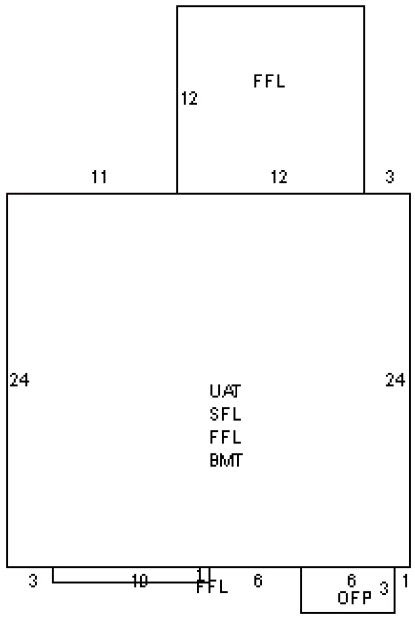
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.26
Special Features:	0	Val/Su Net:	117.68
Final Total:	258900	Val/Su SzAd	184.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	634	177.250	112,380
BMT	Basement	624	58.280	36,368
SFL	Second Floor	624	177.250	110,607
UAT	Upper Attic	156	70.900	11,061
FFL	First Floor	144	177.260	25,525
OFP	Open Porch	18	44.440	800

Net Sketched Area:	2,200	Total:	296,741

Size Ad	1402	Gross Area	2668	FinArea	1589

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	31X14	A	FR	1945	3.11	T	51	101			700			700

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600